

PLANNING AND ZONING COMMISSION
STAFF REPORT

September 7 of 2006



RZ 06-30: Herbert and Dorothy Carter

CASE DESCRIPTION: request to change the zoning classification from a combination of 'C-3' Commercial District and 'SF-5' Single-Family Residential District – 5000 to a 'C-2' Retail District

LOCATION: three lots located in the 700 block of North Sims Street, southwest of the intersection of Martin Luther King Boulevard and North Sims Street in central Bryan, Brazos County, Texas

LEGAL DESCRIPTION: Lots 4-7, Block 165, Bryan Original Townsite, Bryan, Brazos County, Texas

EXISTING LAND USE: vacant acreage

APPLICANT(S): Herbert and Dorothy Carter

STAFF CONTACT: John Dean, Transportation Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** 'C-2' zoning on all land encompassed within this request



BACKGROUND:

The applicant is requesting to rezone three tracts of land located in the 700 block of North Sims from a combination of 'C-3' Commercial District and 'RD-5' Residential District 5000 to 'C-2' Retail District. These tracts are currently vacant; however, the applicant is planning to develop these tracts for a retail establishment.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

Staff believes that the uses which will be allowed with the requested change will be appropriate in this area; currently, there are several retail and commercial uses located in the immediate area. Further, the allowed uses in the Retail District will be of lower intensity than what is currently allowed on one of these tracts. In addition, the functional classification of Martin Luther King Boulevard (Minor Arterial) and Sims Street (Major Collector) lend themselves well to the uses allowed in this zoning district.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Adequate infrastructure exists in the area now; any issues related to capacity will be addressed at the time of development.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

The majority of the land along the Martin Luther King Boulevard corridor is zoned either 'C-3' Commercial District or 'RD-5' Residential District – 5000. Much of this land is already developed or otherwise unavailable.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Staff contends that all retail developments are developing at a rapid pace, in this vicinity and elsewhere in the City.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

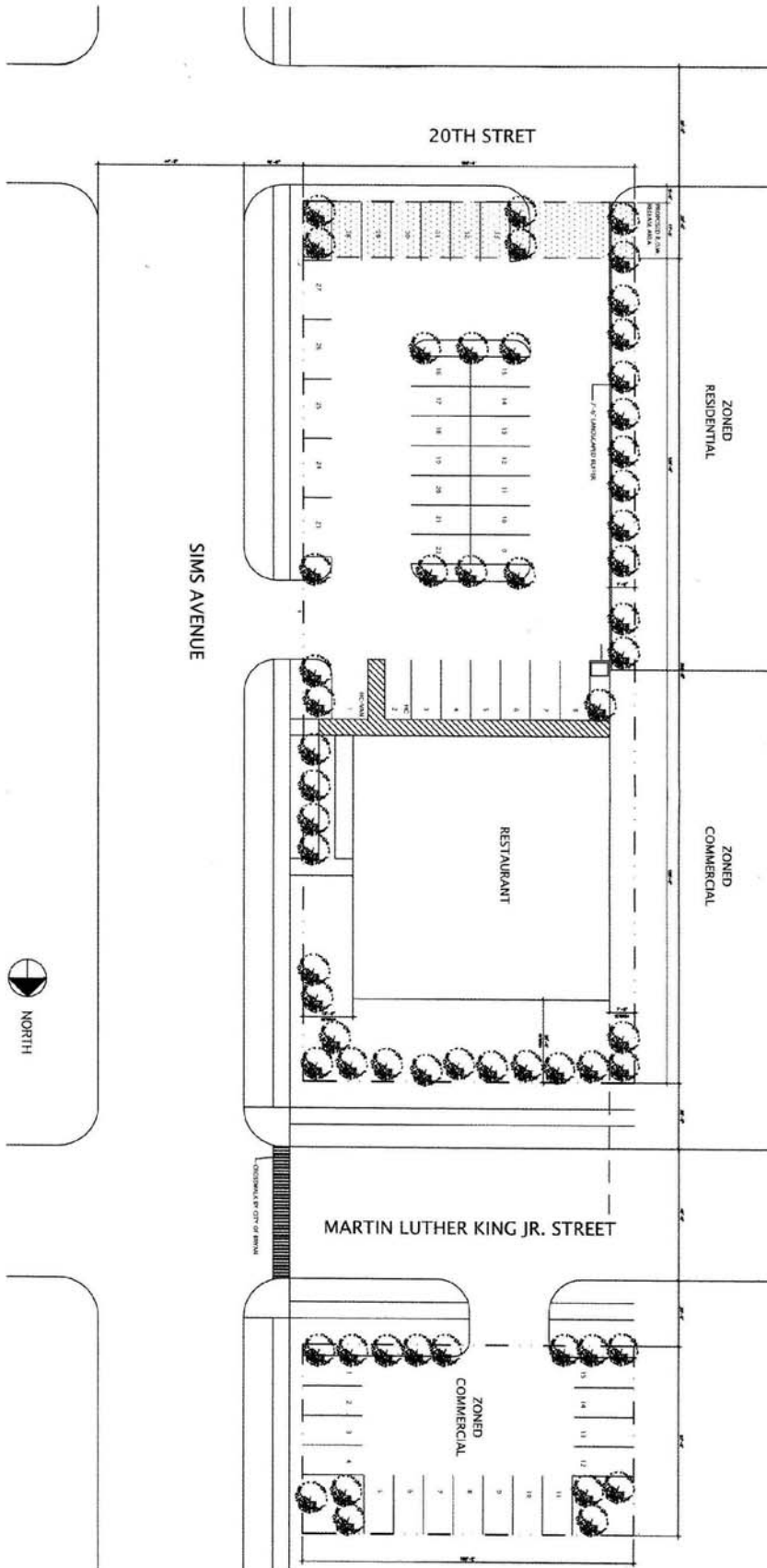
If the proposed zoning change were approved, staff believes there to be few if any effects on other areas designated for similar developments.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff does not believe this proposed development would adversely affect health, safety, morals, or general welfare.

RECOMMENDATION:

Staff recommends **approving** 'C-2' zoning as requested by the applicants.



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SITE PLAN
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AUG 16 2006
 Development of 14000000
 Streets

